

1 BILL NO. R-83-11-39

2 DECLARATORY RESOLUTION

NO. R- 116-83

3 A DECLARATORY RESOLUTION confirming,
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Abbott's Out Lots #82, #83, #84, #85,
13 #86, #87, #102, #103, #104, & portions
14 of #105 and #106 lying Southwesterly
15 of a line drawn from the Northwest
16 corner of said Lot #106 to the East
17 line of Lot #98 in said plat of out-
18 lots, at a point situated three feet
19 North of the Southwest corner of said
20 Lot #98. Also lots #108, #109, #110,
21 #111, #112, all recorded in Deed Record
22 80, page 280, in the Office of the
23 Recorder of Allen County, Indiana;
24 TOGETHER with the vacated portion of
25 Hartman Street, extending from the
26 North line of Pontiac Street to the
27 North line of said Lots #106 and #112;
28 and the vacated alley lying North of
29 Lots #85, #86, and #87; and the vacated
30 alley as opened upon and over the South
31 18 feet of said Lot #105; and the West
32 half of the alley lying East of Lots
#102, #103, and #104; all in said Plat
of Abbott's Out-Lots.

ALSO, Lots #7 and #8, and the South
7.5 feet of Lot #6, in Violand's Ad-
dition as recorded in Plat Book 2,
Page 96 in the Office of the Recorder;

26 said property more commonly known as 2529 E. Pontiac St. + 2509
27 E. Pontiac St., Fort Wayne, Indiana, with street boundaries of
28 Pontiac St. -- Radcliff Drive.

29 WHEREAS, recommendations have been received from the
30 Committee on Finance and the Department of Economic Development
31 concerning said Resolution;

32 WHEREAS, notice of the adoption and substance of said

1 Page Two

2
3 Resolution has been published in accordance with I.C. 5-3-1 and
4 a public hearing has been conducted on said Resolution;

5 WHEREAS, if said Resolution involves an area that has
6 already been designated an allocation area under I.C. 36-7-14-39,
7 the Fort Wayne Redevelopment Commission has adopted a Resolution
8 approving the designation.

9 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
10 THE CITY OF FORT WAYNE, INDIANA:

11 SECTION 1. That, the Resolution previously designating
12 the above described property an "Economic Revitalization Area" is
13 confirmed in all respects.

14 SECTION 2. That, the above described property is here-
15 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
16 1.1-12.1, said designation to begin on the effective date of this
17 Resolution and continue for one (1) year. Said designation shall
18 terminate at the end of that one (1) year period.

19 SECTION 3. That this Resolution shall be in full force
20 and effect from and after its passage and any and all necessary
21 approval by the Mayor.

22
23
24
25 APPROVED AS TO FORM
AND LEGALITY

26
27 

Bruce O. Boxberger, City Attorney

28
29
30
31
32


Councilmember

PONTIAC FOUNDRY, INC.

BRASS - BRONZE AND ALUMINUM CASTINGS

2509 EAST PONTIAC STREET

FORT WAYNE, INDIANA 46803

054835

CHECK NUMBER

54835

71-19
749

DATE

9/7/83

VENDOR

AMOUNT

\$50.00

FORT WAYNE NATIONAL BANK
FORT WAYNE, INDIANA

PAY EXACTLY

FIFTY DOLLARS AND 00/100

PAY
TO THE
ORDER
OF

City Clerk's Office
The City of Fort Wayne
One Main Street
Fort Wayne, IN 46802

Daniel H. Kavan

⑈054835⑈ ⑆074900194⑆30⑈ 164⑈464⑈4⑈

CITY CLERK'S OFFICE

Room 122 City-County Bldg.

One East Main Street

Fort Wayne, Indiana 46802

NO. 48

Sept. 12 1983

RECEIVED FROM

Pontiac Foundry, Inc.

Fifty & 00/100

DOLLARS

Tap Abatement

Account Total \$

50 -

Amount Paid \$

50 -

Balance Due \$

N. Eschopf

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Read the first time in full and on motion by GiaQuinta, seconded by Olson, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Thursday, the 13th day of December, 1983 at 7:30 o'clock P.M., E.S.T.

DATE: 11/22/83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Olson, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCRUGGS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 12-13-83

Sandra E. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. B-116-83 on the 13th day of December, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray - A. E. Bork
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of December, 1983, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this 15th day of December 1983, at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 2529 E. Pontiac St., Fort Wayne, IN 46803 + 2509 E. Pontiac St., Fort Wayne, IN 46803
Street Boundaries (if applicable) Pontiac St. -- Radcliff Drive
2. Legal Description of Property Enclosed.
Lots #9 through #17 except the south 5 feet thereof dedicated for street right-of-way in Violand's addition to city of Fort Wayne, IN.
3. Township Wayne
4. Taxing District _____
5. Current Zoning District M-3
6. Variance Grant (if any) Enclosed
7. Owner(s) Pontiac Foundry, Inc.
8. Address of Owner(s) 2509 E. Pontiac St., Fort Wayne, IN 46803
9. Telephone Number _____
10. Agent of Owner (if any) None
11. Address _____
12. Telephone Number _____
13. Relationship of Agent to Owner _____
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) None
15. Current Use of Property
 - (a) How is property presently used? Auto Junk Yard
 - (b) What structure(s) (if any) are on the property? None of any value.
 - (c) What is the condition of this structure/these structures? Falling down.
16. Current Assessment on Land and Improvements
 - (a) What is the amount of latest assessment? \$20,300.00 -- Land
\$ 3,300.00 -- Building
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$1,657.46

17. Description of Project 16,500 square foot addition to Pontiac Foundry to north and east of present foundry building.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? Fall 1983
- (b) When is completion expected? Early 1984
19. Cost of project (not including land cost) \$240,000 (Estimate)
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 10
- (b) What kind of work will employees be engaged in? Foundry Work
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 10
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The wood building is the original part of the Danner Lumber Co. which was constructed in the 1930's and 1940's. In 1961, C & J Auto Parts started a junked car salvage operation. This rat infested area with its dilapidated wood building and rusty car bodies became a tremendous eye sore for the community.
- In the past 5 years, three businesses have moved or ceased operation; Pontiac Garden Center, Fort Wayne Wire Die, and C & J Auto Parts.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? yes
- (b) Will the project improve or replace a deteriorated or obsolete structure? yes

- (c) Will the project preserve a historically or architecturally significant structure? no
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? yes
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

X Yes No

25. Financing on Project

What is the status of financing connected with the project?
Private

I hereby certify that the information and representations on this Application are true and complete.

Daniel H. Leaver
Signature(s) of Owner(s)

September 1, 1983
Date

CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Abbott's Out Lots #82, #83, #84, #85, #86, #87, #102, #103, #104, & portions of #105 and #106 lying Southwesterly of a line drawn from the Northwest corner of said Lot #106 to the East line of Lot #98 in said plat of out-lots, at a point situated three feet North of the Southwest corner of said Lot #98. Also lots #108, #109, #110, #111, #112, all recorded in Deed Record 80, page 280, in the Office of the Recorder of Allen County, Indiana; TOGETHER with the vacated portion of Hartman Street, extending from the North line of Pontiac Street to the North line of said Lots #106 and #112; and the vacated alley lying North of Lots #85, #86, and #87; and the vacated alley as opened upon and over the South 18 feet of said Lot #105; and the West half of the alley lying East of Lots #102, #103, and #104; all in said Plat of Abbott's Out-Lots.

ALSO, Lots #7 and #8, and the South 7.5 feet of Lot #6, in Violand's Addition as recorded in Plat Book 2, Page 96 in the Office of the Recorder.



The City of Fort Wayne

August 29, 1983

Daniel Weaver
2509 East Pontiac Street
Fort Wayne, IN 46803

NOTICE OF PUBLIC HEARING ON BILL NO. G-83-08-12

You are hereby notified that the Common Council of Fort Wayne will conduct a public hearing on Tuesday, September 13, 1983, at 7:30 P.M. (EST) in the Council Chambers, 1st Floor, Room 126, City-County Building, One Main Street, Fort Wayne, Indiana, on the following:

Beginning at a point at the Southeast corner of Lot #14 in Violands Addition; thence North along the East Line of said Lot #14 a distance of 145 feet to the Northeast corner; thence West along the North lines of Lots 14 thru 17 in Violands Addition a distance of 150 feet to the Northwest corner of said Lot #17; thence North a distance of 12 feet to the Southeast corner of Lot #13 in Violands Addition; thence East along the South line of said Lot #13 to the Southeast corner; thence North along the East line of Lots 6 thru 13 in Violands Addition a distance of 270 feet to a point located on the East line of said Lot #6; thence East 7.5 feet; thence South 12 feet; thence East 7.5 feet to the Northwest corner of Lot #112 in Abbotts Outlots; thence South along the West line of Lot #82 and Lots 108 thru 112 in said Outlots a distance of 415 feet to the Southwest corner of said Lot #82; thence West a distance of 15 feet to the Point of Beginning;

All interested persons are invited to appear and be heard. Any written material may be submitted to the Common Council prior to the hearing.

Sincerely yours,

Sandra E. Kennedy

An Equal Opportunity Employer
City Clerk
One Main Street, Fort Wayne, Indiana 46802



BILL NO. R-83-11-39

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION confirming, the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

Mark E. Giaquinta

JAMES S. STIER, VICE CHAIRMAN

James S. Stier

JANET G. BRADBURY

Janet G. Bradbury

SAMUEL J. TALARICO

Samuel J. Talarico

DONALD J. SCHMIDT

Donald J. Schmidt

*Concurred
1243-83*

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution B-83-11-39

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming, the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

Said property more commonly known as 2529 E. Pontiac St. + 2509 E Pontiac St., Fort Wayne, Indiana 46803, with street boundaries of Pontiac St. -- Radcliff Drive.

EFFECT OF PASSAGE 10 new jobs will be created for the community and the project will improve or replace a presently vacant and deteriorated structure.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$240,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

November 22, 1983

Ben Eisbart, President
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Pontiac Foundry, Inc.

Mr. Eisbart:

On September 12, 1983, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 2529 East Pontiac Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on November 21, 1983. A formal review of the site and an interview with Mr. Daniel F. Weaver was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots #9 through #17 except the south 5 feet thereof dedicated for street right-of-way in Violands Addition to the City of Fort Wayne, Indiana

as an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Ben Eisbart
November 22, 1983
Page 2

Rationale

The above stated recommendation is based upon the following rationale:

1. lack of recent development in area; (old industrial area
2. substandard buildings due to age obsolesence
3. will improve the physical appearance of the City of Fort Wayne by replacing deteriorating auto junk yard with a new building expansion
4. the addition of 10 new jobs will definetly benefit this depressed area of the city.

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin
Business Planning Specialist
Department of Economic Development

hjk



The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &
R-83-11-36
Revitalization Area

Resolution Nos. R-83-11-38 &
R-83-11-37
Revitalization Area

Resolution Nos. R-83-11-39 &
R-83-11-40
Revitalization Area

Resolution Nos. R-83-11-42 &
R-83-11-41
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer
One Main Street, Fort Wayne, Indiana 46802

Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-39 and R-83-11-40)

Notice is hereby given that the Common Council of
the City of Fort Wayne, Indiana, approved a Resolution on
November 22, 1983 designating property at 2529 E. Pontiac St. &
date IN. address
2509 E. Pontiac St. - Fort Wayne, an Economic Revitalization Area.

A description of the affected area can be inspected in the
County Assessor's Office.

Common Council will conduct a public hearing on
whether the above described resolution should be confirmed,
modified and confirmed or rescinded on Tuesday, December 13, 1983 - 7:30 P.M.
date, time & place
Room 128, City-County Bldg. Fort Wayne, IN . If confirmed, said designation
shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be
heard at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)

To.....JOURNAL-GAZETTE.....Dr.

Allen.....County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

4

23

2

29

COMPUTATION OF CHARGES

29 lines, 1 columns wide equals 29 equivalent lines at .215¢.....\$ 6.24
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra

TOTAL AMOUNT OF CLAIM.

1.00

7.24

DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type.....6.....point

Number of insertions.....1.....

Size of quad upon which type is cast.....6.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 26 19 83

Title.....CLERK.....

Form 904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned.....Drusilla Roose.....who, being duly sworn, says that she is.....CLERK.....of the

JOURNAL-GAZETTE
DAILY.....newspaper of general circulation printed and published in the English language in the city of.....FORT WAYNE, INDIANA.....town in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for.....one time.....the dates of publication being as follows:

11/26/83

Drusilla Roose

Subscribed and sworn to me before this 26th day of November 19 83

John M. Perkins
Notary Public

My commission expires November 29, 1985

Notice of Public Hearing
Fort Wayne Common Council
(Resolutions No. R-83-11-39
and R-83-11-40)
Notice is hereby given that the
Common Council of the City of Fort
Wayne, Indiana, approved a Resolu-
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nating property at 2529 E. Pontiac
St. & 2509 E. Pontiac St., Ft.
Wayne, IN an Economic Revitaliza-
tion Area. A description of the
affected area can be inspected in the
County Assessor's Office.
Common Council will conduct a
public hearing on whether the above
described resolution should be con-
firmed, modified and confirmed or
rescinded on Tuesday, December
13, 1983, 7:30 p.m., Room 128,
City-County Bldg., Fort Wayne, IN. If
confirmed, said designation shall
continue for one (1) year after
confirmation.
All interested persons are invited
to attend and be heard at the public
hearing.
Sandra E. Kennedy
City Clerk

To NEWS-SENTINEL Dr.

Allen County, Ind

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	
Head number of lines	4
Body number of lines	23
Tail number of lines	2
Total number of lines in notice	29

COMPUTATION OF CHARGES

29 lines, 1 columns wide equals 29 equivalent lines at .215¢ cents per line	\$ 6.24
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM	\$ 7.24

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 26 19 83

Title CLERK

Form 903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that she is CLERK

NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

11/26/83

Drusilla Roose

Subscribed and sworn to me before this 26th day of November 19 83

Anne M. Jenkins

Notary Public

My comission expires November 29, 1985

Notice of Public Hearing
Fort Wayne Common Council
(Resolutions No. R-83-11-39
and R-83-11-40)
Notice is hereby given that the
Common Council of the City of Fort
Wayne, Indiana, approved a Resolu-
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continue for one (1) year after
confirmation.
All interested persons are invited
to attend and be heard at the public
hearing.
Sandra E. Kennedy
City Clerk
11-26